



## 6426 50 Avenue lot 2 Drayton Valley AB

\$0

2 ACRE lot of Rural Industrial land available for lease @ \$2500/mo plus op expenses. This lot is fully fenced & engineered, compacted clay base structure with Geotextile fabric, & covered with significant gravel. Excellent exposure with easy access to HWY 22, Zoning is Rural Industrial. This 2 Acre parcel is fully fenced as well!

There are two direct ingress/egress approaches onto service road on 50 Ave. \*Lease rate of \$2500 per month plus operating costs(\$170+/- per month)\*. The seller is willing to proceed with a potential subdivision of the bare 2 acre parcel if that is preferred, the subdivision process would begin once interest in purchasing is established. (Selling price would be \$460,000 plus GST for the 2+/- fenced acres assuming subdivision approval). With all town services at the property line this property provides a great opportunity to build on.

Note:- taxes are approximate.

Listing Presented By:



Originally Listed by:  
RE/MAX Vision Realty

johndemp@telus.net  
<http://Dvhouses.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)